

**49 Blackbutt Road, Woodlands, WA 6018**

**House For Sale**

Thursday, 4 July 2024

49 Blackbutt Road, Woodlands, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 433 m2**

**Type: House**



Tim Schifferli  
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## **OFFERS - Guide Low \$1m's**

Only 200 metres from Jackadder Lake and Reserve is this beautifully presented family home on a 433sqm survey-strata lot with a 15m frontage. The 3 large bedrooms, a spacious lounge room with a vaulted ceiling and a separate dining room off the north facing kitchen all add to the appeal. Immaculately presented it offers a great opportunity to access this fantastic and closely held suburb. The location is an absolute winner too as you're within a kilometre or two of seemingly anything you would ever need including Innaloo Shopping Centre, Event Cinemas, parks, restaurants and cafes and some of Perth's best schools including Hale School, Newman College and Churchlands SHS. Its many features include: 3 large bedrooms, two with BIR's Split system air con to main bedroom Ceiling Fans in all bedrooms Bathroom with shower over roman bath North facing lounge with high vaulted ceiling & split-system aircon Light-filled kitchen, gas cooktop, electric oven, pantry Dining room off kitchen, access to patio Large laundry, separate toilet Single garage and storeroom behind Paved patio at side and rear of home Rear yard, lawns and garden beds Reticulated lawns and gardens Electric hot water system Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.